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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0049
(Georgian Acres Neighborhood
Planning Area Rezoning)

P.C. DATE: May 11, 2010

AREA: Approximately 669.83 acres

ADDRESS OF PROPOSED ZONING CHANGE: The boundaries of Georgian Acres Combined Neighborhood Planning Area are:

North – Rundberg Lane
East – Interstate Highway-35
South – US Highway 183
West – North Lamar Boulevard

APPLICANT: City of Austin (City initiated)

AGENT: Planning and Development Review Department
(Mark Walters/ Jacob Browning/ Greg Dutton/ Sherri Sirwaitis)

SUMMARY STAFF RECOMMENDATION:

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback" (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 37 tracts shown on the attached North Lamar Neighborhood Planning Area map (Please see Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

DEPARTMENT COMMENTS:

The North Lamar Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on November 15, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 28 public meetings. These meetings addressed planning issue areas such as: quality of life (including crime and code enforcement issues), parks and trees, transportation, infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the North Lamar Combined Neighborhood Planning Area's (NLCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the NLCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the NLCNPA. At the March 6, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the NLCNPA.

Please note that this case is scheduled for the May 27, 2010 City Council Meeting for all three readings of the Neighborhood Plan Rezoning, concurrently with the hearing of the proposed Neighborhood Plan.

LIST OF ATTACHMENTS:

- A. Overview of the Georgian Acres Combined Neighborhood Plan
- B. GIS Staff Zoning Map For Georgian Acres Neighborhood Planning Area
- C. Current Zoning Map
- D. Aerial Map of Plan Area
- E. Current Land Use Map
- F. Future Land Use Map
- G. Map of Recommended Zoning Changes
- H. Rezoning Tract Chart
- I. Existing and Proposed Conditional Overlays
- J. Description of Infill Options and Design Tool Recommendations
- K. Responses and Comments From Property Owners

PLANNING COMMISSION RECOMMENDATION:

5/13/10:

AREA STUDY: North Lamar Combined Neighborhood Planning Area
North Lamar Area Study (May 31, 1985)

TIA: Not required

WATERSHEDS: Little Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes
Walnut Creek
Buttermilk Branch

CAPITOL VIEW CORRIDOR: N/A **HILL COUNTRY ROADWAY:** N/A

SCHOOLS:

- Walnut Creek Elementary School
- Barrington Elementary School
- Dobie Middle School
- Webb Middle School
- Lanier High School

NEIGHBORHOOD ORGANIZATIONS:

- Georgian Manor Neighborhood Association
- St. John Neighborhood Association
- Home Builders Association of Greater Austin
- Austin Independent School District
- Austin Neighborhoods Council
- Northeast Walnut Creek Neighborhood Association
- Homeless Neighborhood Association
- Greater Northcross Area

North Growth Corridor Alliance
 Walnut Creek Neighborhood Association, Inc.
 NACA Neighborhood Plan Contact Team
 Austin Parks Foundation
 Northcreek & Georgian Acres Neighborhood Association
 Heritage Hills/Windsor Hills Combined COA Liaison
 Pflugerville Independent School District
 Highland Neighborhood Association
 Brentwood/Highland Combined Neigh -COA Liaison
 Responsible Growth for Northcross (RG4N)
 League of Bicycling Voters
 St. Johns Advisory Board
 North Austin Neighborhood Alliance
 Austin Monorail Project
 Mockingbird Hill Neighborhood Association
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.
 North Austin Civic Association
 Highland/Skyview Neighborhood Plan Contact Team

RELATED CASES:

NP-2010-0026 – North Lamar Combined Neighborhood Planning Area
 C14-2010-0048 – North Lamar Combined Neighborhood Plan Area Rezonings

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
North Lamar Blvd	115'	Varies	Arterial	Yes (many sections)	No	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

CITY COUNCIL DATE: May 27, 2010

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBERS:

ZONING CASE MANAGER: Sherri Sirwaitis

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NEIGHBORHOOD PLANNER: Jacob Browning

PHONE: 974-7657

NEIGHBORHOOD PLANNER: Jacob Browning

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NEIGHBORHOOD PLANNER: Greg Dutton

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STAFF RECOMMENDATION

The staff recommends that a Neighborhood Plan Combining District (NPCD) be created covering the entire plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback" (Please see Attachment J).

In addition, the staff recommends base district zoning changes for the 37 tracts shown on the attached North Lamar Neighborhood Planning Area map (See Attachment G). The Rezoning Tract Chart lists the property address, current zoning, and proposed zoning (Please see Attachment H). A description of the existing and proposed conditional overlays follows the tract chart (Please see Attachment I).

BACKGROUND

The Austin City Council passed a resolution on December 14, 2006, which initiated the North Lamar Combined Neighborhood planning process. Following a kickoff meeting on November 15, 2007, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for the past twenty eight months.

The plan's goals, objectives, and action items were developed at numerous North Lamar Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning cases.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP modifies the base district of an individual parcel within the Georgian Acres Combined Neighborhood Planning Area to allow for the following design tools – "Parking Placement and Impervious Cover Restrictions," "Garage Placement," and "Front Porch Setback."

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Georgian Acres Combined Neighborhood Plan:

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the North Lamar Combined Neighborhood Plan:

Land Use Goal: Create a well-balanced land use pattern that benefits everybody in the North Lamar Combined Neighborhood Planning Area by assigning appropriate land uses to particular properties.

Objective L.1: *Preserve the residential character of the neighborhoods in the NLCNPA.*

Recommendation 119 Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

Recommendation 120 In order to preserve the large-lot rural character of the northeastern corner of the Georgian Acres NPA, zoning requests for intense residential development should be denied.

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Objective L.2: Maintain a balanced residential character throughout the NLCNPA.

Recommendation 121 Limit the construction of new, large multi-family residential complexes throughout the NLCNPA.

Recommendation 122 New, more intense residential development should contain a mixed use element and be located along major roadways.

Objective L.3: Establish North Lamar Boulevard as a mixed use, pedestrian-friendly corridor.

Recommendation 125 Incorporate small-scale, neighborhood-serving commercial or retail establishments into new mixed use developments.

Recommendation 127 All new development (mixed use, commercial, or multi-family) must be pedestrian-friendly and oriented towards the street with parking located to the rear of the building(s).

Recommendation 129 New mixed use developments must be compatible to adjacent properties and uses.

Objective L.5: Increase the housing options and homeownership opportunities within the NLCNPA.

Recommendation 131 Allow the Urban Home Special Use on Tracts 1 - 3.

Recommendation 132 Allow the Residential Infill Special Use on Tracts 1 - 3.

Objective L.6: Provide a retail and/or mixed use component on Tracts 1 - 3.

Recommendation 134 Rezone the portions of Tracts 2 and 3 that front Rundberg Lane to promote neighborhood-serving commercial and mixed use developments.

Objective L.7: Establish Ferguson Drive as a neighborhood mixed use district.

Recommendation 136 Limit the types and intensities of the uses allowed along Ferguson Drive.

Objective L.8: Preserve the largely commercial environment along the I-35 Corridor.

Recommendation 138 Place restrictions on the development of new hotels/motels along I-35.

EXISTING CONDITIONS**Zoning and Land Use****Existing Land Use for the Combined Neighborhood Plan area:**

	Total Number of Parcels	Percent Total of Parcels	Acreage
Single Family	1,453	72.9%	347.1
Mobile Home	74	3.7%	15.4
Multifamily	109	5.5%	189.2
Commercial	133	6.7%	196.3
Office	32	1.6%	23.9
Industrial	67	3.4%	111.0
Civic	17	0.9%	47.0
Open Space	3	0.2%	0.8
Transportation	9	0.5%	4.1
Roads	2	0.1%	1.5
Utilities	1	0.1%	0.5
Undeveloped	92	4.6%	107.8
Total	1,992	100.0%	1,044.6

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 sq. ft. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Impervious Cover

The site is located in the Buttermilk Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
IP, Industrial Park	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MH, Mobile Home	N/A
MF-6, Multi-family Residence – Highest Density	80 %
MF-5, Multi-family Residence - High Density	70 %
MF-4, Multifamily Residence - Moderate – High Density	70 %
MF-3, Multi-family Residence - Medium Density	65 %
MF-2, Multi-family Residence - Low Density	60 %
MF-1, Multi-family Residence - Large Lot	55 %
SF-6, Townhouse & Condominium Residence	55 %
SF-5, Urban Family Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
SF-1, Single Family Residence – Large Lot	40 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Site Plan/Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Therefore, the following standards will apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

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Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Braker Lane	115'	Varies	Arterial	Yes (many sections)	Yes	Yes
Rundberg lane	100'	Varies	Arterial	Yes (many sections)	No	Yes
North Lamar Blvd	115'	Varies	Arterial	Yes (many sections)	No	Yes
IH 35	300'	Varies	Freeway	Yes (many sections)	No	No

Water and Wastewater

FYI: The planning area is served by City of Austin water and wastewater utilities. The landowners, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed zoning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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Overview of the North Lamar Combined Neighborhood Plan

Plan Process

The North Lamar Combined Neighborhood Plan was initiated by Council resolution (#20061214-014) in December 2006. The first planning workshop was held on November 15, 2007. Since that workshop, Planning and Development Review Department (PDRD) staff worked with community members to conduct approximately 28 public meetings. These meetings addressed planning issue areas such as: quality of life (including crime and code enforcement issues), parks and trees, transportation, infrastructure, and land use and zoning along major corridors in the planning area. Notes from all meetings were posted on the North Lamar Combined Neighborhood Planning Area's (NLCNPA) website, and the information gathered from these meetings became the foundation for the recommendations in the NLCNPA plan. Throughout the land use and zoning workshops, PDRD staff worked with stakeholders to formulate the zoning recommendations for specific sites in the NLCNPA. At the March 6, 2010, Final Open House, staff presented the final draft of the neighborhood plan, a draft Future Land Use Map (FLUM), and the zoning recommendations that had been formulated as part of the two and one-half year planning process in the NLCNPA.

Quality of Life

Much of the Quality of Life chapter addresses issues that affect the daily lives of those living in, working in, or visiting the NLCNPA. Crime and code enforcement issues were of the utmost concern to area stakeholders throughout the planning process and many of the plan's recommendations address these problem areas. Other topics covered by this chapter include: maintaining affordability, acknowledging the area's cultural diversity, improving community health, and encouraging a sustainable lifestyle. All of the recommendations found within this chapter are meant to improve the quality of life within the NLCNPA.

Parks and Trees

The Parks and Trees chapter includes recommendations for improving existing park facilities (Barrington Park and Brownie Playground) within the NLCNPA. The chapter also includes recommendations regarding parkland acquisition and those amenities stakeholders would like to see in future parks located within the NLCNPA.

The chapter also provides recommendations for the enhancement of the area's tree canopy, one of the first neighborhood plans to do so. Recommendations also include the preservation and maintenance of the area's current tree canopy.

Transportation

The Transportation chapter provides recommendations for both the pedestrian and vehicular transportation networks of the NLCNPA. Recommendations include the improvement and expansion of the pedestrian transportation systems (i.e., sidewalk and bike lane infrastructure); the provision of safety measures to protect both pedestrians and motorists; and, the expansion of public transit options within the planning area.

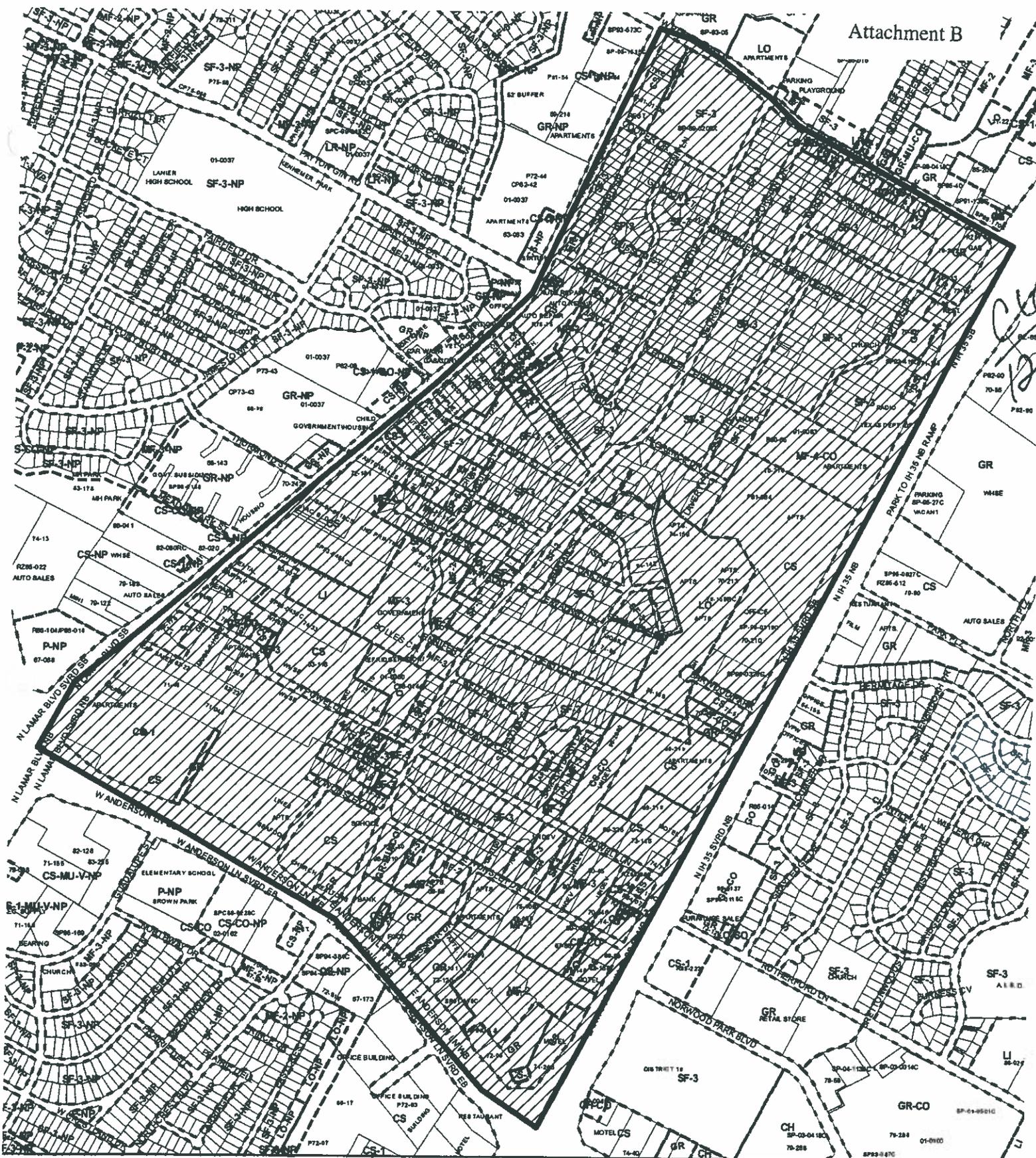
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Infrastructure

Much of the Infrastructure chapter focuses upon the provision of curb and gutter infrastructure in particular portions of the NLCNPA that currently do not have the means to effectively control flooding problems. Also included are recommendations for providing safety improvements in the area, including safety call boxes and streetlighting.

Land Use

Many of the NLCNPA plan's recommendations relate to land use changes in the area. As the Future Land Use Map and zoning tract maps (included in the backup), many of the land use and zoning changes occur at the periphery of the planning area, along or near its major corridors (North Lamar Boulevard, I-35, Rundberg Lane, US Highway 183, and Braker Lane). As part of the Land Use chapter, stakeholders want to: preserve the area's residential character; provide a variety of housing options on vacant or undeveloped land; create a neighborhood mixed use corridor along Ferguson Drive; retain the commercial character of I-35; preserve the commercial and industrial character of the northern portion of the planning area; create a mixed use district near the intersection of I-35 and US Highway 183; and, to make North Lamar Boulevard a mixed use corridor.



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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

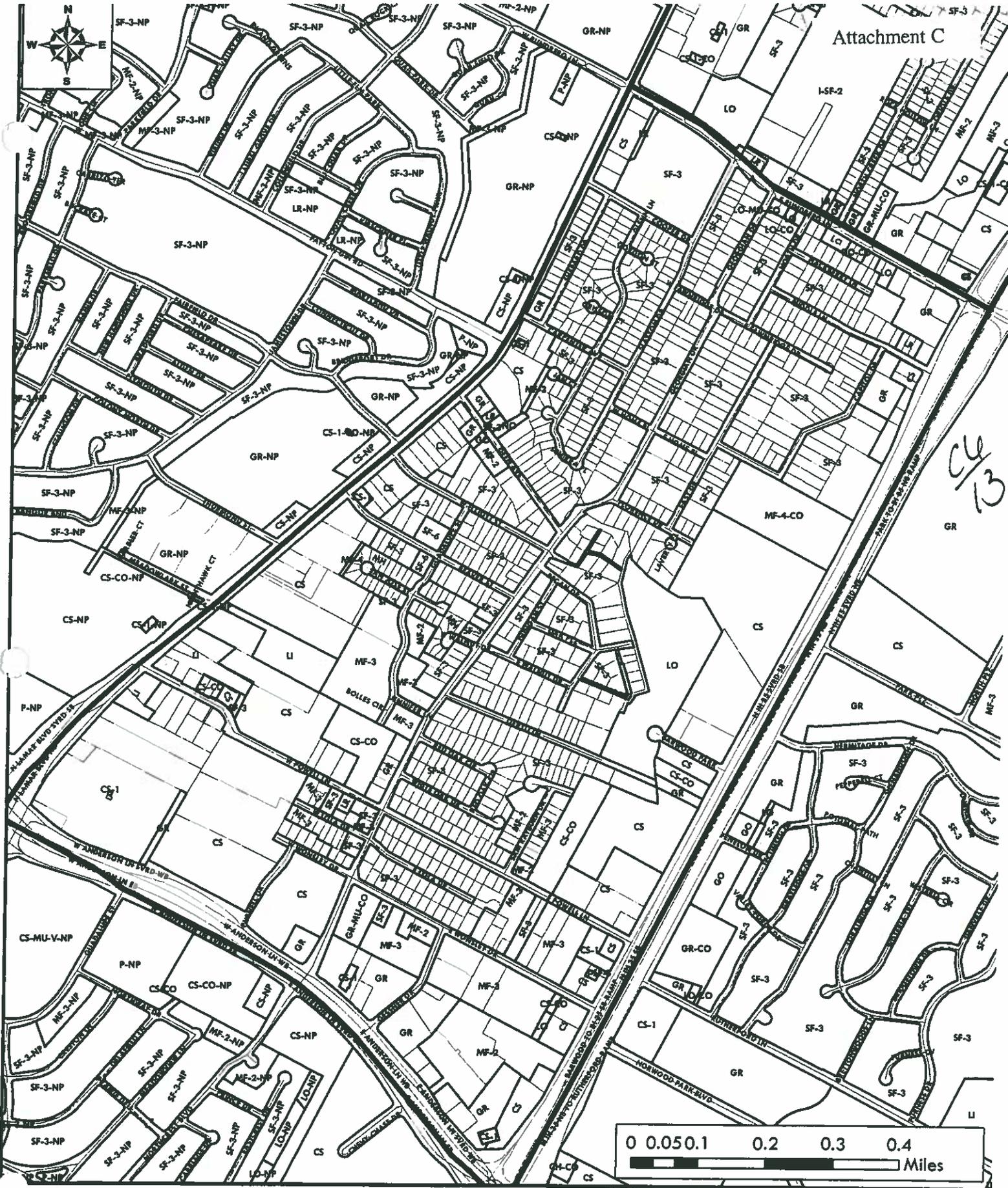
OPERATOR: R.PARKER

ZONING
ZONING CASE#: C14-2010-0049
ADDRESS: GEORGIAN ACRES NEIGHBORHOOD
PLANNING AREA
SUBJECT AREA: 669.83 ACRES
GRID: L 28 L29 L30 K29
MANAGER: S.SIRWAITIS



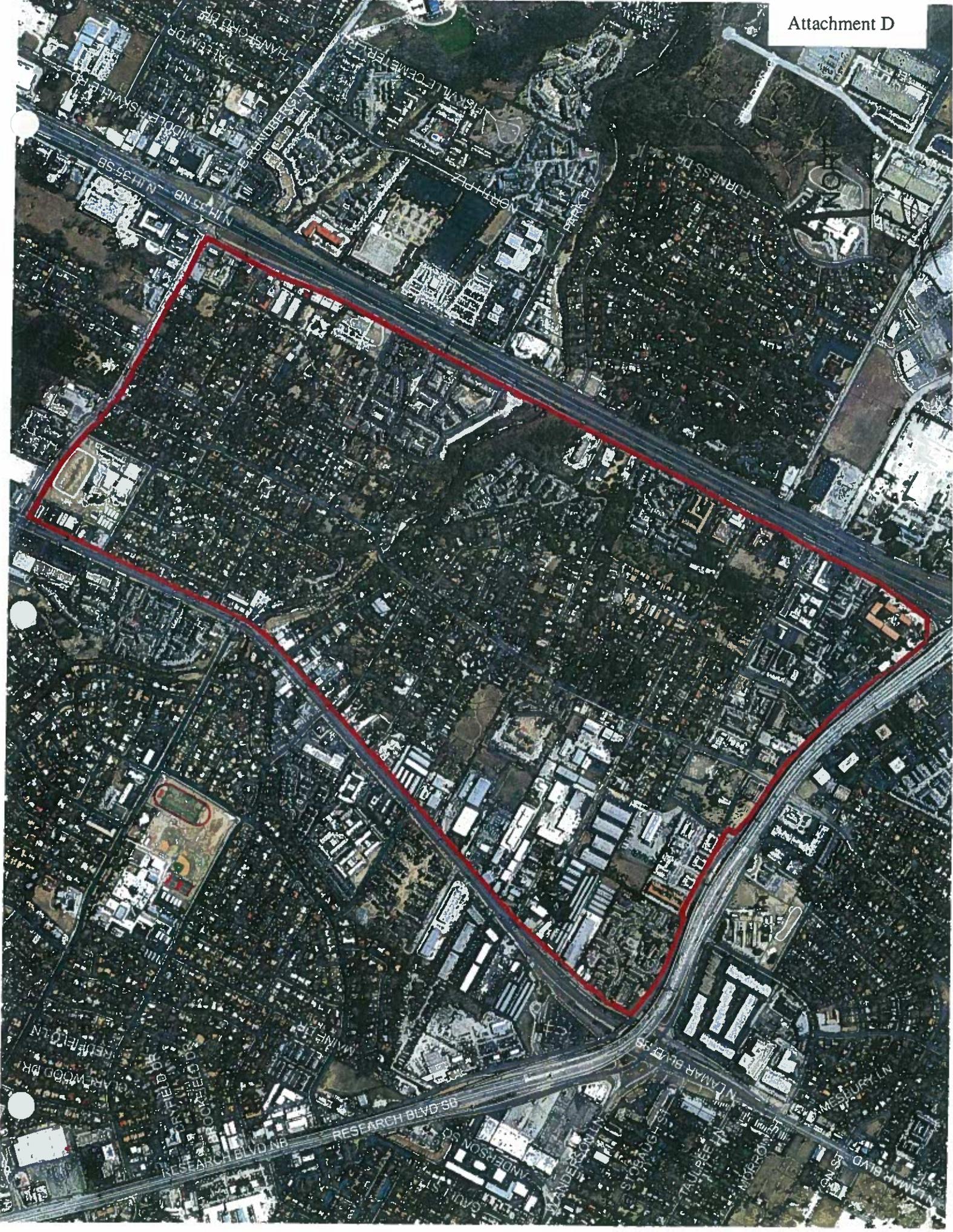
1" = 1000'

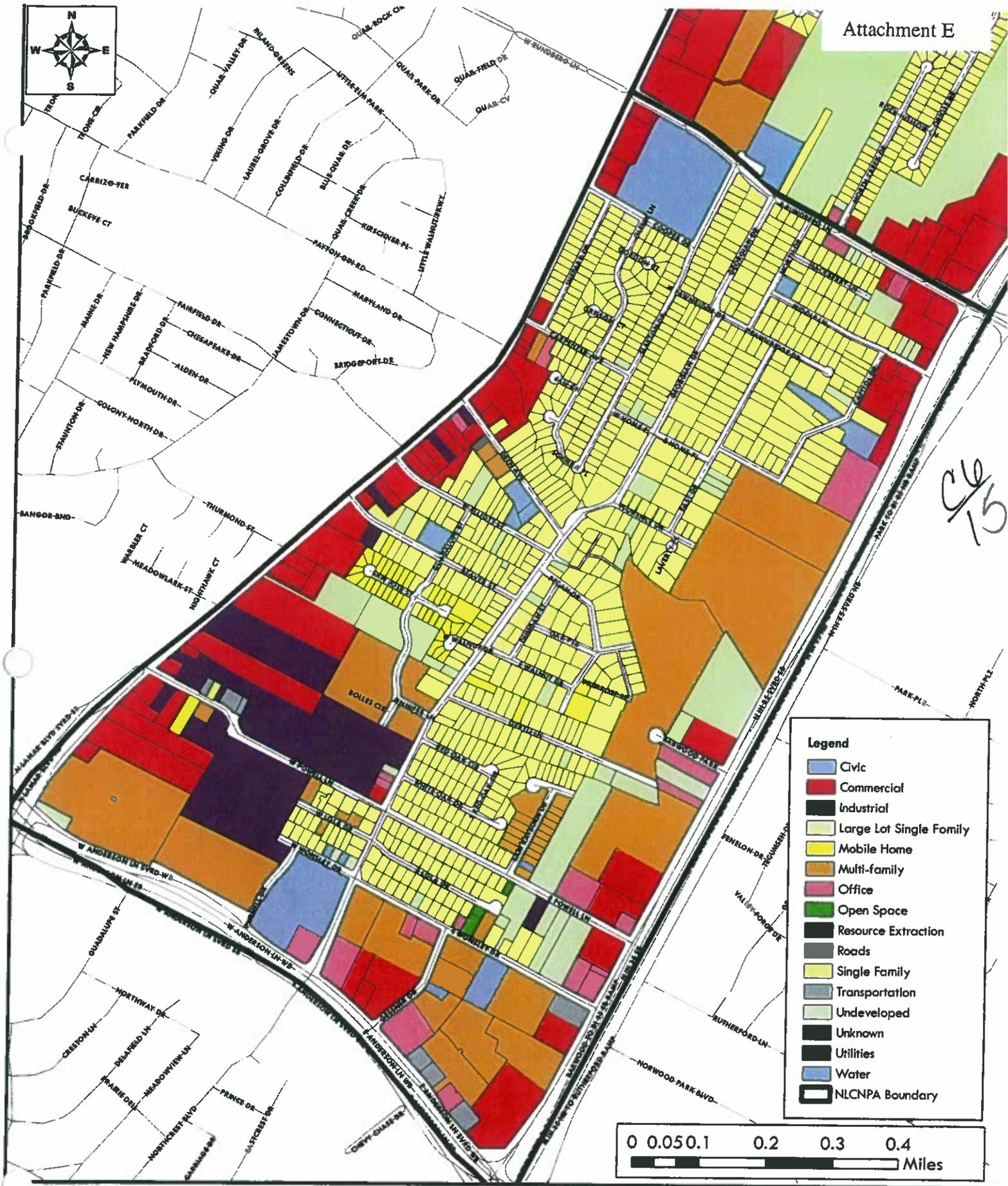
This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



North Lamar Combined Neighborhood Planning Area
Georgian Acres Neighborhood Planning Area
Current Zoning Districts



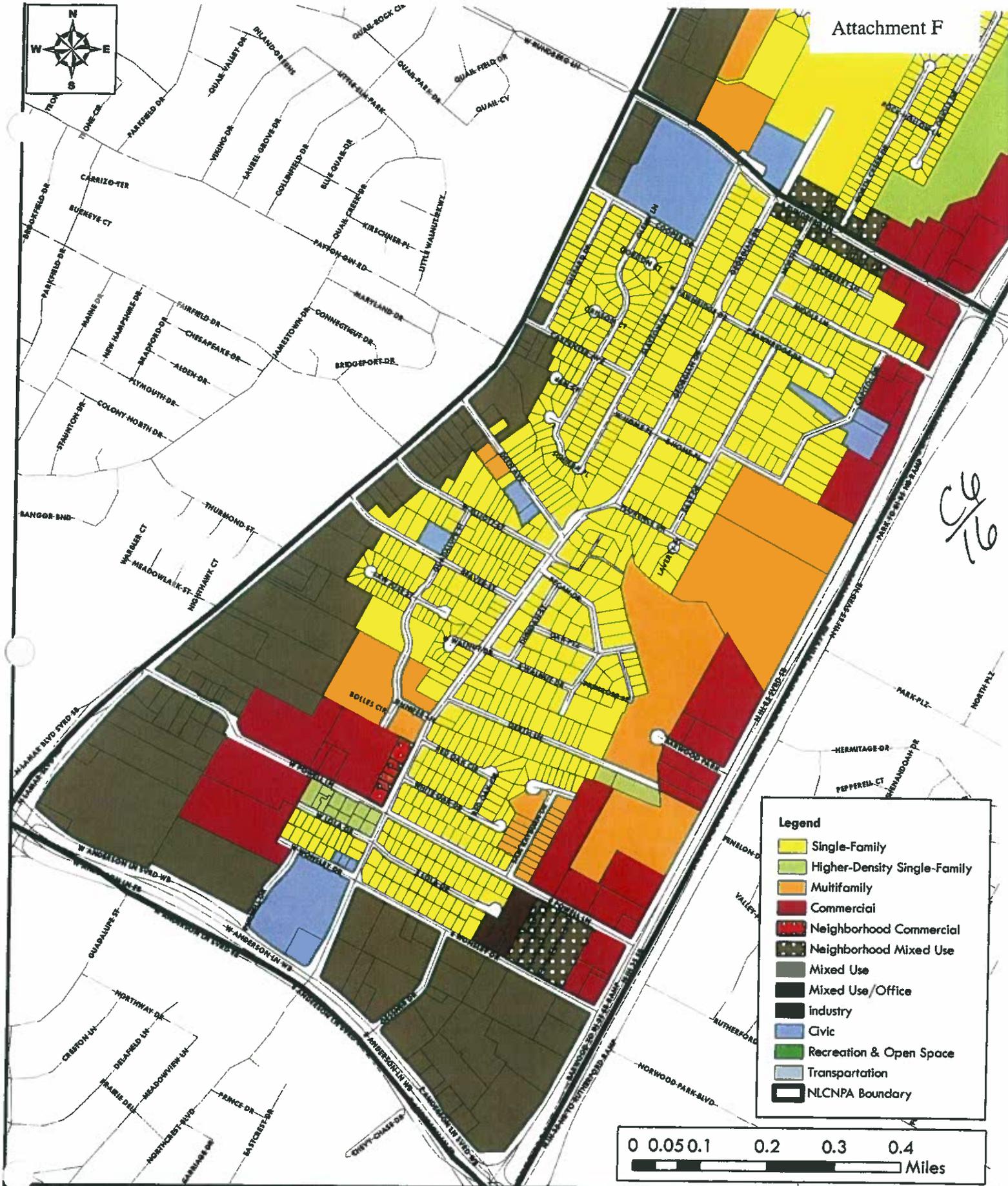




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North Lamar Combined Neighborhood Planning Area
 Georgian Acres Neighborhood Planning Area
 Current Land Use, 2008

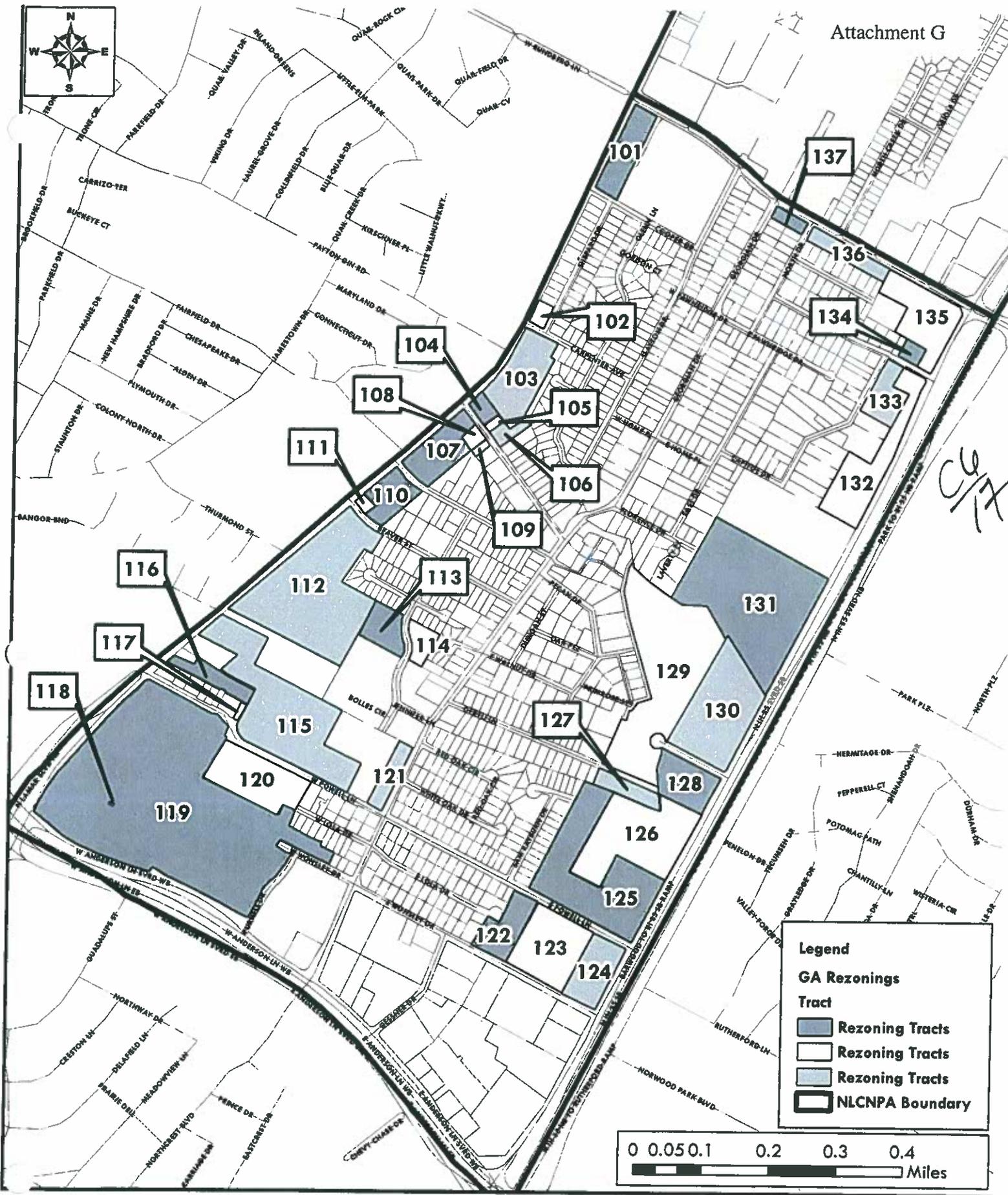




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North Lamar Combined Neighborhood Planning Area
 Georgian Acres Neighborhood Planning Area
 Future Land Use Map



North Lamar Combined Neighborhood Planning Area
 Georgian Acres Neighborhood Plan Combining District
 Zoning Case # C14-2010-0049



**Georgian Acres Planning Area Rezoning Tract Chart
C14-2010-0049**

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Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
101	246681	9325 N LAMAR BLVD	CS	CS-V-CO-NP
	246676 (portion)	9315 N LAMAR BLVD		
		9311.5 N LAMAR BLVD		
		9313 N LAMAR BLVD		
		9311 N LAMAR BLVD		
		9307.5 N LAMAR BLVD		
		9309 N LAMAR BLVD		
		9307 N LAMAR BLVD		
	246675	9209 N LAMAR BLVD		
246674	9207 N LAMAR BLVD 700.5 COOPER DR			
102	243096	8929 N LAMAR BLVD	GR	GR-V-CO-NP
103	243027	8911 N LAMAR BLVD	CS	CS-V-CO-NP
	243029 (portion)	8905 N LAMAR BLVD		
	243028 (portion)	8833 N LAMAR BLVD		
		8901 N LAMAR BLVD		
	243030	707 CARPENTER AVE		
	243031	611 CARPENTER AVE		
	241794 (portion)	8831 N LAMAR BLVD		
		8829 N LAMAR BLVD		
		8807 N LAMAR BLVD		
		8825 N LAMAR BLVD		
8823 N LAMAR BLVD				
8821 N LAMAR BLVD				
8817 N LAMAR BLVD				
8817.5 N LAMAR BLVD				
243017 (portion)	8827 N LAMAR BLVD			
104	241794 (portion)	8807 N LAMAR BLVD 8803 N LAMAR BLVD	GR	GR-MU-V-CO-NP
	241792 (portion)	608 DEEN AVE		
105	241792 (portion)	710 DEEN AVE	LR	LR-MU-NP
106	241784	606 DEEN AVE	SF-3	NO-MU-NP
	241794 (portion)	8807 N LAMAR BLVD	NO	
107	241805	8745 N LAMAR BLVD	CS	CS-V-CO-NP
	241804	8741 N LAMAR BLVD		
	241803	8735 N LAMAR BLVD		
	241802	8729 N LAMAR BLVD		
	241801	8723 N LAMAR BLVD		
	241800	8715 N LAMAR BLVD		
	241799	8711 N LAMAR BLVD		
	241798	8703 N LAMAR BLVD		
8701 N LAMAR BLVD				
108	241806	607 DEEN AVE A	GR	GR-V-CO-NP
109	241807	605 DEEN AVE	GO	GO-V-NP
110	241823	8631 N LAMAR BLVD	CS	CS-V-CO-NP
		8613 N LAMAR BLVD		
		8617 N LAMAR BLVD		
	241821	8607 N LAMAR BLVD		
	241820	8605 N LAMAR BLVD		
241818 (portion)	706 BEAVER ST			
111	241819	8603.5 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
		8603 N LAMAR BLVD		

**Georgian Acres Planning Area Rezoning Tract Chart
C14-2010-0049**

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Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning	
112	241832	8543 N LAMAR BLVD	CS	CS-V-CO-NP	
		8545 N LAMAR BLVD			
	241827	701 BEAVER ST			
		8513 N LAMAR BLVD			
	240428 (portion)	8501 N LAMAR BLVD			
		8419 N LAMAR BLVD			
		8525 N LAMAR BLVD			
	240462	8415 N LAMAR BLVD			
	240463	8409 N LAMAR BLVD			
	240464	8407.5 N LAMAR BLVD			
		8407 N LAMAR BLVD			
240465 (portion)	LOT 4 C B P COMMERCIAL SUBD				
240466	8405 N LAMAR BLVD				
240449	8321 N LAMAR BLVD				
113	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD	MF-2	SF-3-NP	
114	240440	LOT 5 C B P COMMERCIAL SUBD	MF-2	SF-3-NP	
115	240447	8313 N LAMAR BLVD	CS	CS-V-NP	
		8319 N LAMAR BLVD			
		8235 N LAMAR BLVD			
		8305 N LAMAR BLVD			
	240446 (portion)	8227 N LAMAR BLVD			
	237937	404.5 W POWELL LN			
		404 W POWELL LN			
	237936	214 W POWELL LN			
208 W POWELL LN					
727383 (portion)	202 W POWELL LN				
	204 W POWELL LN				
	204.5 W POWELL LN				
116	240461 (portion)	8231 N LAMAR BLVD	LI	CS-NP	
		8233 N LAMAR BLVD			
		8201 N LAMAR BLVD			
117	240451	606 W POWELL LN	SF-3	CS-NP	
118	239650 (portion)	8071 N LAMAR BLVD	CS-1	CS-1-MU-V-CO-NP	
119	239652	719 W POWELL LN	CS	CS-MU-V-CO-NP	
		8133 N LAMAR BLVD			
	239653	8145 N LAMAR BLVD	LI		
	239654	715 W POWELL LN			
	237967	711 W POWELL LN	CS		
	237968	619 W POWELL LN			
	236966	617 W POWELL LN			
	237990	615 W POWELL LN			
	237989	611 W POWELL LN			
	237988	8129 N LAMAR BLVD			
	239648	8101 N LAMAR BLVD			
	239647	8079 N LAMAR BLVD			
	239646	8071 N LAMAR BLVD	GR; CS		
	239650 (portion)	8071 N LAMAR BLVD			
	239649	239649	NE TRI OF LOT 2 * LESS W 17.13 AV SANTA MARIA VILLAGE		CS
			8080 PURNELL DR		
			400 W ANDERSON LN WB		
			214 W WONSLEY DR		
			210 W WONSLEY DR		
			206 W WONSLEY DR		
			204 W WONSLEY DR		
202 W WONSLEY DR					
200 W WONSLEY DR					
200.5 W WONSLEY DR					

**Georgian Acres Planning Area Rezoning Tract Chart
C14-2010-0049**

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Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
120	237953	501 W POWELL LN	CS	CS-V-NP
121	237949	102 W POWELL LN	GR	LR-NP
	237948	8212 GEORGIAN DR		
	237947	8216 GEORGIAN DR		
	237946	8222 GEORGIAN DR		
	237945	8226 GEORGIAN DR		
	237944	8230 GEORGIAN DR 8238 GEORGIAN DR 8240 GEORGIAN DR		
122	238191	408 E WONSLEY DR	MF-3	LO-MU-NP
	238195	93.83X100FT ABS 789 SUR 57 WALLACE J P		
	238190	410 E WONSLEY DR		
	238197	501 E POWELL LN		
	238189	500 E WONSLEY DR 508 E WONSLEY DR		
123	238188	502 E WONSLEY DR	SF-3	LR-MU-NP
	238196	501 E POWELL LN		
	238192	503 E POWELL LN		
	238193	601 E POWELL LN	MF-3	
	238187	504 E WONSLEY DR		
	238186	602 E WONSLEY DR		
	238185	700.5 E WONSLEY DR		
124	238199	704 E WONSLEY DR	CS	CS-CO-NP
	238198	8100 N IH 35 SVRD SB	CS, I-SF-3	
		8112.5 N IH 35 SVRD SB	CS	
		8114.5 N IH 35 SVRD SB	CS	
	238200	8120 N IH 35 SVRD SB	CS	
		8122.5 N IH 35 SVRD SB	CS	
		8128.5 N IH 35 SVRD SB	CS-1	
		8142 N IH 35 SVRD SB	CS	
125	238213	500 E POWELL LN	CS-CO	CS-CO-NP
	238212	600 E POWELL LN	CS	
	238211	700 E POWELL LN		
		8214 N IH 35 SVRD SB		
		8210 N IH 35 SVRD SB		
	238210	8200 N IH 35 SVRD SB		
	238208	8222.5 N IH 35 SVRD SB		
8230 N IH 35 SVRD SB				
126	238214	8302 N IH 35 SVRD SB	CS	MF-3-CO-NP
127	238204	505 OERTLI LN	SF-3	SF-6-NP
	238207	511 OERTLI LN		
128	239690	8312 N IH 35 SVRD SB	GR	CS-CO-NP
	568102	8408 N IH 35 SVRD SB	CS-CO	
	568101	8416 N IH 35 SVRD SB	CS	
129	239677	600 BARWOOD PK	LO	MF-3-NP
		601 BARWOOD PK		
		604.5 BARWOOD PK		
130	426174	606 BARWOOD PK	CS	CS-CO-NP
	426173	700.5 BARWOOD PK		
		8500 N IH 35 SVRD SB		
		8502.5 N IH 35 SVRD SB		
426172	8610 N IH 35 SVRD SB			

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**Georgian Acres Planning Area Rezoning Tract Chart
C14-2010-0049**

Tract # (1)	TCAD Prop ID (2)	COA Address (3)	Current Zoning	Proposed Zoning
131	239687	8618 N IH 35 SVRD SB	CS	MF-4-CO-NP
		8630 N IH 35 SVRD SB		
		8720.5 N IH 35 SVRD SB		
		8820 N IH 35 SVRD SB		
		8800 N IH 35 SVRD SB		
132	242067	9000 N IH 35 SVRD SB	SF-3	CS-CO-NP
	242066	9010 N IH 35 SVRD SB	CS	
		9014 N IH 35 SVRD SB		
		9038 N IH 35 SVRD SB		
	242065	9034 N IH 35 SVRD SB		
	243377	9038 N IH 35 SVRD SB		
	24337B (portion)	9106 CAPITOL OR		
243376	9120 N IH 35 SVRD SB			
133	24337B (portion)	9106 CAPITOL DR	GR	GR-CO-NP
	243375	601 MIDDLE LN		
134	243358	602 MIDDLE LN	LR	SF-3-NP
	243361	604 MIDDLE LN		
	243360	606 MIDDLE LN		
135	243345	700 MIDDLE LN	GR	GR-CO-NP
		9200 N IH 35 SVRD SB		
		9204 N IH 35 SVRD SB		
	243367	9220 N IH 35 SVRD SB		
		9304.5 N IH 35 SVRD SB		
	243344	9318 N IH 35 SVRD SB		
	243357	505 E RUNDBERG LN		
243356	503 E RUNDBERG LN	LO		
136	243343	411 E RUNDBERG LN	LO	LR-MU-V-CO-NP
	243342	409 E RUNDBERG LN	SF-3	
	243366	407 E RUNDBERG LN		
	243365	405 E RUNDBERG LN	GO-CO	
	243364	403 E RUNDBERG LN		
	243363	401 E RUNDBERG LN		
	243341	311 E RUNDBERG LN	LO	
		313 E RUNDBERG LN		
	244948	305 E RUNDBERG LN	SF-3	
	244947	301 E RUNDBERG LN		
	244932	205 E RUNDBERG LN	LO-CO	
9306.5 NORTH DR				
137	244931	201 E RUNDBERG LN	LO	LR-MU-V-CO-NP
	244930	105 E RUNDBERG LN	LO-MU-CO	
	244929	101 E RUNDBERG LN		

(1) The Tract # refers to the numbered tracts on the Georgian Acres Planning Area Zoning Recommendation Tract Map.

(2) Each TCAD Prop ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Address or Legal Description listed for each property are those addresses on file with the City pertaining to that property. The legal descriptions are those on file with the Travis Central Appraisal District pertaining to that property.

**Georgian Acres Neighborhood Plan Combining District
C14-2010-0049**

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Existing and Proposed Conditional Overlays

Please note: For tracts with existing conditional overlays (conditions, prohibited uses, and conditional uses), City of Austin staff will maintain these conditional overlays as part of the rezonings for the North Lamar Combined Neighborhood Planning Area.

Tracts 101, 102 - 104, 107, 108, 110 - 112, 118, 119

Proposed Conditional Uses:

Automotive washing	Hotel/motel
Automotive repair	Drive through accessory use
Automotive sales	

Tracts 124, 126, 130, 132, 133, 135

Proposed Conditional Uses:

Hotel/motel

Tract 125

Existing Conditions (Prop ID 238213):

- 1) Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time of an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 675 trips per day.
- 2) A structure or portion of a structure may not exceed 40 feet about ground level on the Property.
- 3) A privacy fence shall be provided and maintained along the perimeter of the Property at the westernmost and northernmost property lines.
- 4) A 25-foot wide undisturbed buffer shall be provided on the westernmost property line.
- 5) A 50-foot wide undisturbed buffer shall be provided on the westernmost and northernmost property lines.
- 6) Improvements permitted on the buffer zones shall be limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Existing Prohibited Uses (Prop ID 238213):

Guidance services
Hospital services
Maintenance and service facilities
Agricultural sales and services
Automotive rentals
Automotive repair services
Automotive sales
Automotive washing (of any type)
Campground
Commercial blood plasma center
Commercial off-street parking
Consumer convenience services
Consumer repair services
Drop-off recycling collection facility
Equipment sales
Financial services
Food sales
Funeral services
General retail sales (convenience)
General retail sales (general)
Hotel/motel
Indoor entertainment
Indoor sports and recreation
Kennels
Laundry services
Medical offices
Monument retail services
Off-site accessory parking
Outdoor entertainment

Outdoor sports and recreation
Pawn shop services
Personal improvement services
Personal services
Pet services
Plant nursery
Professional office
Research services
Restaurant (general and limited)
Restaurant (drive-in, fast food)
Transportation terminal
Service station
Software development
Theater
Vehicle storage
Veterinary services
Congregate living
Residential treatment
Transitional housing
Private secondary education facilities
Public secondary education facilities
Business or trade school
Construction sales or services
Convenience storage
Equipment repair services
Exterminating services
College and university facilities
Community recreation (private)
Community recreation (public)

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Proposed Conditional Uses (ALL properties):

Hotel/motel

Tract 128

Existing Conditions (Prop ID 568102):

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Proposed Conditional Uses (ALL properties):

Hotel/motel

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Tract 131

Proposed Conditions:

Redevelopment of the entire property shall require construction and maintenance of a six foot privacy fence and a vegetative buffer 50 feet wide along the western portion of the property sufficient to insure privacy between the tract and the existing single-family development adjacent to the tract.

Tract 136

Existing Prohibited Uses (Prop ID 243365):

Art gallery	Off-site accessory parking
Business or trade school	College and university facilities
Business support services	Congregate living
Communications services	Convalescent services
Medical offices (exceeds 5000 sq. ft.)	Cultural services
Private secondary educational facilities	Guidance services
Medical offices (not exceeding 5000 sq. ft.)	Hospital services (limited)

Existing Prohibited Uses (Prop ID 243364):

Art gallery	Off-site accessory parking
Business or trade school	College and university facilities
Business support services	Congregate living
Communications services	Convalescent services
Medical offices (exceeds 5000 sq. ft.)	Cultural services
Private secondary educational facilities	Guidance services
Medical offices (not exceeding 5000 sq. ft.)	Hospital services (limited)

Existing Prohibited Uses (Prop ID 243363):

Art gallery	Off-site accessory parking
Business or trade school	College and university facilities
Business support services	Congregate living
Communications services	Convalescent services
Medical offices (exceeds 5000 sq. ft.)	Cultural services
Private secondary educational facilities	Guidance services
Medical offices (not exceeding 5000 sq. ft.)	Hospital services (limited)

Tract 137

Existing Prohibited Uses (Prop ID 244932):

Communications services
Convalescent services
Cultural services
Medical offices (exceeding 5000 sq. ft. gross floor area)
Medical offices (not exceeding 5000 sq. ft. gross floor area)

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Existing Prohibited Uses (Prop ID 244930):

- Communications services
- Convalescent services
- Cultural services
- Medical offices (exceeding 5000 sq. ft. gross floor area)
- Medical offices (not exceeding 5000 sq. ft. gross floor area)

Existing Prohibited Uses (Prop ID 244929):

- Communications services
- Convalescent services
- Cultural services
- Medical offices (exceeding 5000 sq. ft. gross floor area)
- Medical offices (not exceeding 5000 sq. ft. gross floor area)

The North Lamar Combined Neighborhood Plan Rezoning

Infill Options and Design Tools Recommendations

CL
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The North Lamar Combined Neighborhood Planning Area (NLCNPA) is bounded by Braker Lane to the north, I-35 to the east, US Highway 183 to the south, and North Lamar Boulevard to the west.

The information below is an accumulation of recommendations made over a nine-month period that included numerous land use and zoning meetings specific to the NLCNPA.

Neighborhood Design Tools

The following recommendations were made regarding the application of specific Neighborhood Design Tools within the NLCNPA:

Design Tool	Applicable Area
Parking Placement	Area-wide
Garage Placement	Area-wide
Front Porch Setback	Area-wide

The neighborhood recommends these three neighborhood design tools to improve the residential streetscape by prioritizing the residence and its interaction with the street. Once approved by the City Council, new single-family, two-family, and duplex uses built in the NLCNPA will be required to comply with the neighborhood design tool standards.

Infill Options

The following recommendations were made regarding the application of specific infill options within particular portions of the NLCNPA.

Infill Option	Applicable Area
Residential Infill	Tracts 27, 28 and 32*
Urban Home	Tracts 27, 28 and 32*

*See the North Lamar Planning Area Rezoning tract map for the location of these tracts.

The neighborhood recommends these infill options for the mentioned tracts as a means to provide residential stability in the NLCNPA. The infill option tools will provide for the development of a mixture of housing types on these currently vacant properties.

Special Use Infill Options & Design Tools

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Neighborhood Special Uses

The following special uses are being recommended as part of the North Lamar Combined Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base-zoning district.

Urban Home

The Urban Home special use permits single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 35 feet. If chosen, the Urban Home is permitted in Sf-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and the mixed use (MU) combining district. Urban homes must comply with specific design requirements relating to front porches, garage placement, parking placement, driveway width, and the orientation of front entrances.

Residential Infill

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least two acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission.

Neighborhood Design Tools

The following design tools are being recommended as part of the North Lamar Combined Neighborhood Plan. Once adopted, the "Parking Placement and Impervious Cover Restrictions" and Garage Placement" design tools are mandatory for all new residential construction and whenever there is a change of use (e.g., from single-family use to two-family use). The "Front Porch Setback" design tool is optional.

Parking Placement and Impervious Cover Restrictions

The parking placement and impervious cover restrictions limit the number of parking spaces and the amount of impervious cover to be constructed in the front yard. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a front yard, or, in the case of a corner lot, no more than 4 parking spaces may be located in the front and side-street yards combined.

Garage Placement

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development emphasizes residential façades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allows for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur. This option allows for a side entry parking structure, which will accommodate residential design along the front wall.

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Browning, Jacob

From: Rodrigo Gomez [REDACTED]
Sent: Friday, April 30, 2010 6:47 PM
To: Walters, Mark; Browning, Jacob; Dutton, Greg
Subject: georgian acres and north lamar zoning

Hello;

I support the rezoning in the hopes that this community will be developed where we can live and prosper and that our property values can go up.

One complain I have about Georgian Acres is that the neighborhood is plagued with prostitution. It is discouraging to come home and see prostitutes along the Georgian and Powell streets. Please step up the enforcement and treatment centers for prostitutes.

I believe this is because of these zones:

119, 120, 121, 122, 123

Can you please add this to their requirements, like 129:

Tract 129

Conditional Uses/Conditions:

Redevelopment of the entire property, shall require construction and maintenance of a six foot privacy fence and a vegetative

buffer 50 feet wide along the western portion of the property sufficient to insure privacy between the tract and the existing

single-family development adjacent to the tract